



City of Santa Barbara
SINGLE FAMILY DESIGN BOARD
CONSENT MINUTES
APRIL 30, 2018

BOARD MEMBERS:
 Fred Sweeney, *Chair*
 Brian Miller, *Vice Chair*
 Jan Ferrell
 Lisa James
 Joseph Moticha
 Robert Richards
 Jonathan H. Ziegler

CITY COUNCIL LIAISON: Jason Dominguez
PLANNING COMMISSION LIAISON: Addison Thompson

11:00 A.M.
 David Gebhard Public Meeting Room
 630 Garden Street
SantaBarbaraCA.gov

STAFF:
 Irma Unzueta, Design Review Supervisor
 Katie Mamulski, Planning Technician
 Kathleen Goo, Commission Secretary

ATTENDANCE

Members present: Moticha and Richards
 Staff present: Mamulski

REVIEW AFTER FINAL

A. 626 SUNRISE VISTA WAY RS-15/PUD 1.2 Zone
 Assessor's Parcel Number: 035-112-026
 Application Number: MST2016-00396
 Owner: James C. Henry III
 Architect: Windward Engineering

(Proposal to demolish an existing 2,320 square foot one-story residence and 663 square foot attached garage and construct a new 3,614 square foot one-story residence with an attached 471 square foot two-car garage and 1,911 square feet of covered decks in the Planned Unit Development. The proposed total of 4,028 square feet on a 16,204 square foot lot located in the Hillside Design District is 92% of the guideline maximum floor-to-lot area ratio (FAR).)

(Review After Final is requested to enclose an existing covered patio. Project was last reviewed January 23, 2017.)

Approval of Review After Final as submitted.

FINAL REVIEW**B. 636 AURORA AVE****RS-15 Zone**

Assessor's Parcel Number: 035-122-013
Application Number: MST2017-00305
Owner: David Saffan
Applicant: Nicole Trautman

(Proposal to construct a 358 square foot first-floor addition and a new 804 square foot second-story addition to an existing 1,310 square foot, one-story, single residential unit with an attached 401 square foot two-car garage. The proposed total of 2,873 square feet on a 10,584 square foot lot located in the Hillside Design District is 76% of the maximum allowable floor-to-lot area ratio (FAR). This project will address violations in Zoning Information Report ZIR2010-00555.)

(Final Approval is requested. Project requires compliance with Tier 3 Storm Water Management Program. Project was last reviewed January 8, 2018.)

Item postponed indefinitely at the applicant's request.

FINAL REVIEW**C. 108 ONTARE HILLS LN****RS-1A Zone**

Assessor's Parcel Number: 055-160-056
Application Number: MST2017-00582
Owner: Jack and Pauline Maxwell

(Proposal to construct a new 3,452 square foot, one-story, single residential unit with an attached, 716 square foot, two-car garage on a vacant lot. Other site improvements include 668 square feet of covered loggias, and a new 40'x14' swimming pool and 7'x7' spa at the rear. A 740 square foot, detached Accessory Dwelling Unit (ADU) is also proposed; per state legislation (AB 2299 and SB 1069), the ADU is exempt from Design Review and the FAR calculation. Grading on site will consist of approximately 110 cubic yards of cut, and 110 cubic yards of fill, to be balanced on site. The proposed total of 4,168 square feet of development on a 40,946 square foot lot located in the Hillside Design District is 84% of the guideline maximum floor-to-lot area ratio (FAR).)

(Final Approval is requested. Project must comply with Tier 3 Storm Water Management Program. Project was last reviewed January 22, 2018.)

Continue one week to Consent with the comment to provide specification sheets of the proposed light fixtures.

NEW ITEM**D. 940 COYOTE RD RS-1A Zone**

Assessor's Parcel Number: 021-062-006
Application Number: MST2018-00210
Owner: John Vincent
Applicant: Adam Cunningham

(The proposed project includes the replacement of three doors on the first floor, and replacement of one window to a folding-door system on the second floor, of an existing single residential unit. Other site improvements include an interior remodel and repainting the exterior of the residence. There is no new square footage proposed.)

(Action may be taken if sufficient information is provided.)

Project Design Approval and Final Approval with comment that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.

NEW ITEM**E. 1035 CIMA LINDA LN RS-25 Zone**

Assessor's Parcel Number: 015-202-004
Application Number: MST2018-00212
Owner: Peter T. Sadowski

(Proposal for a minor addition to an existing 6,493 square foot one-story single residential unit with a 744 square foot attached three-car garage. The proposed improvement consists of enclosing 148 square feet of existing patio area under the existing roof. The proposed total of 7,385 square feet of development on a 53,940 square foot lot located in the Hillside Design District is 144% of the guideline maximum floor-to-lot area ratio (FAR).)

(Action may be taken if sufficient information is provided.)

Project Design Approval and Final Approval with comment that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.